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14 JUL 1982

MEMORANDUM FOR: Executive Officer, OL

FROM:

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Building Planning Staff, OL

SUBJECT: FY-82 Year-End Funding

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1. The Building Planning Staff recommends that the Architect-Engineer contract for the design of the New Headquarters Building be considered for FY-82 year-end funding. Since the contract is divided into five distinct phases, the amount of FY-82 funding required is flexible. The following is an outline of the estimated costs for this contract.

<u>Phase</u>	<u>Cost</u>	<u>Cumulative Cost</u>
Schematic	\$ 900,000	\$ 900,000
Preliminary	1,200,000	2,100,000
Contract Documents	2,200,000	4,300,000
Office Layout	500,000	4,800,000
Construction Administration	1,200,000	6,000,000

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2. The initiation of an early start to the Architect-Engineer contract has a positive impact on the construction budget for the New Headquarters Building. Assuming a conservative 8 percent annual inflation rate, a savings of over \$1 million is realized for each month the projected July 1984 construction bid is condensed.

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